



# City of Lowell - Planning Board

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## Planning Board Agenda

Monday, December 6, 2021 at 6:30 p.m.

**This meeting will occur in-person with the option to join remotely. You can choose to attend in-person in the City Council Chambers, City Hall, 375 Merrimack Street, Lowell, MA 01852; or you can choose to attend remotely by using one of the following four options to access the meeting:**

1. Join via your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/84716867731>
2. Call 646-558-8656 and enter the MEETING ID: 847 1686 7731
3. Watch LTC Channel 99
4. Watch online at: [www.ltc.org/watch/channel-99](http://www.ltc.org/watch/channel-99)

Review all application documents online at: [www.lowellma.gov/1098/Planning-Board](http://www.lowellma.gov/1098/Planning-Board)

### I. Minutes for Approval

November 15, 2021 Minutes

### II. Continued Business

### III. New Business

#### Tree Hearing: 157-157.1 West Forest Street, and 138 Marshall Avenue 01851

National Grid has applied to the Lowell Planning Board seeking approval for the removal of 79 public shade trees located at 157 and 157.1 West Forest Street, and 3 public shade trees at 138 Marshall Avenue. Of the 82 public shade trees, 1 is over 24 inches in diameter and 21 are dead or dying. The proposed tree removal is necessary for the Lowell Area Gas Modernization Project which involves the replacement of an existing gas pipeline system in the Greater Lowell area.

#### Site Plan Review and Special Permit: 733-735 Broadway Street 01854

Boston Capital has applied to the Lowell Planning Board and Lowell Zoning Board of Appeals for Site Plan Review, Special Permit, and Variance approval to redevelop the existing historic mill building at 733-735 Broadway Street into 53 affordable units. The project includes the redevelopment of the existing structure, as well as the construction of an addition to include additional housing, a management office, and parking. The subject property is located in the Traditional Multi-Family (TMF) zoning district. The project requires Site Plan Review approval per Section 11.4, Special Permit approval per Section 8.1, and Special Permit approval per Section 4.5 from the Lowell Planning Board. The project will also require Variance approvals per Section 6.1, Section 8.1, Section 5.1, Section 5.2, and Section 5.3 from the Lowell Zoning Board of Appeals, and any other relief required under the Lowell Zoning Ordinance.

### IV. Other Business

#### Pre-Application: 72-74 Boisvert Street and 253 West Sixth Street 01850

James Zorbas and Ryan Rourke have applied for a pre-application discussion with the Lowell Planning Board on their proposal to convert the former Saint Louis Elementary School building into 19 residential units. The subject properties are located in the Traditional Multi-Family (TMF) zoning district, and consist of 23,689 square feet of land, and a 16,386 square foot building. When the applicant files their full application it will require Site Plan Review approval per Section 11.4, and Special Permit approval per Section 8.1 from the Lowell Planning Board. The petition

will also require Variance approval from the Lowell Zoning Board of Appeals.

**V. Notices**

**VI. Further Comments from Planning Board Members**

**VII. Adjournment**